GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 4
TO LEASE NO. GS-03P-LPA12107

ADDRESS OF PREMISES
319 WASHINGTON STREET
JOHNSTOWN, PENNSYLVANIA 15901-1624

PDN Number: N/A

THIS AMENDMENT is made and entered into between

Newfield Properties LLC
whose address is: Penn Traffic Building
319 Washington Street
Suite 210
Johnstown, Pennsylvania 15901-1624

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to add one parking space and adjust the annual rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 1, 2015, as follows:

I. Section 1, Paragraph 1.02, Paragraph A, is hereby deleted in its entirety and replaced with the following:

"A. Parking: Eleven (11) structured, reserved and marked parking spaces, and one (1) structured space as depicted on the plan attached to the Lease as Exhibit B, reserved for the exclusive use of the Government. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

II. Section 1, Paragraph 1.03, Paragraph A, is hereby deleted in its entirety and replaced with the following:

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: CHANG-HO PARK
Name: MEMBER
Title: Newfield Properties LLC
Entity Name: Newfield Properties LLC
Date: 5/18/2015

FOR THE GOVERNMENT:

Signature: REBEKAH K. COWLES
Name: Lease Contracting Officer
Title: GSA Public Buildings Service
Entity Name: GSA Public Buildings Service
Date: May 27, 2015

WITNESSED FOR THE LESSOR BY:

Signature: SARA HARK
Name: Sarah Park
Title: 
Date: 5/18/15
"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>FIRM TERM</th>
<th>NON FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHELL RENT</td>
<td>$353,397.20</td>
<td>$353,397.20</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>OPERATING COSTS</td>
<td>$203,883.00</td>
<td>$203,883.00</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)¹</td>
<td>$11,327.76</td>
<td>$0.00</td>
</tr>
<tr>
<td>PARKING²</td>
<td>$900.00</td>
<td>$900.00</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td><strong>$569,507.96</strong></td>
<td><strong>$558,180.20</strong></td>
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</tbody>
</table>

¹Building Specific Amortized Capital (BSAC) of $56,638.80 is amortized at a rate of 0 percent per annum over 5 years.
²There are eleven (11) total parking spaces under the lease. For one (1) of those spaces, the Government shall pay $900.00 per year.

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term."

III. Section 1, Paragraph 1.03, Paragraph H, is hereby deleted in its entirety and replaced with the following:

"H. There are eleven (11) total parking spaces under the Lease. For ten (10) parking spaces, parking shall be provided at the rate of $0.00 per parking space per month (Structured), and $0.00 per parking space per month (Surface). For one (1) structured parking space under the Lease, the Government shall pay $900.00 per year for that space."